



# COUNTY OF PLACER PLANNING COMMISSION ACTION AGENDA

**FEBRUARY 22, 2007**

**OFFICE OF  
Planning Department**  
3091 County Center Drive Suite 140  
AUBURN, CALIFORNIA 95603  
TELEPHONE: 530/745-3000  
FAX: 530/745-3080  
www.placer.ca.gov

Meeting was held in the Planning Commission Chambers, 3091 County Center, Dewitt Center, located at the corner of Bell & Richardson Drive, Auburn CA 95603

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## 10:00 AM FLAG SALUTE

*Commissioners  
Gerry Brentnall, Ken  
Denio, Michelle  
Burris were absent*

**ROLL CALL:** Jim Forman (Chairman), Larry Sevison (Vice Chairman), Ken Denio (Secretary), Gerry Brentnall, Michelle Burris, Bill Santucci, Mike Stafford

*Future agenda  
items discussed.  
Williamson Act  
Packet handed out  
for March 5<sup>th</sup>  
evening public  
workshop.*

**REPORT FROM THE PLANNING DIRECTOR** - Planning Director to discuss future agenda scheduling; Board of Supervisors action on items heard by the Planning Commission; any correspondence received; and budget, staffing or operational issues.

*No Public Comment*

**PUBLIC COMMENT** - Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Planning Commission, matters not included on the current agenda.

## 1) 10:05 AM PUBLIC ROAD NAME CHANGES:

*Recommend BOS  
approve road name  
changes as  
presented by staff*

- **"SHERIDAN LINCOLN BOULEVARD"** – The relinquished portion of Highway 65 from the north boundary of the City of Lincoln to Sheridan.
- **"LINCOLN BOULEVARD"** – Relinquished portion of Highway 65 from the south boundary of the City of Lincoln to Athens Avenue.
- **"WIND FLOWER PLACE"** – The severed portion of North Dowd Road and Riosa Road.

*Unanimously  
4:0*

## 2) 10:10 AM COYOTE RIDGE – TENTATIVE MAP EXTENTION OF TIME (PSUB418)

*Approved  
Extension of Time  
& modification of  
conditions 1, 22,  
23, 30, 78 and 79.*

### **PREVIOUSLY APPROVED MITIGATED NEGATIVE DECLARATION**

Consider a request by Black Oak Development for the approval of an Extension of Time of a previously approved 12-lot Tentative Subdivision Map. A Mitigated Negative Declaration was previously approved for this project.

Project Location: Bell Road, North of Joeger Road, in the north Auburn area  
APN: 051-010-028

Total Acreage: 104.5 acres

Zoning: RR 2.3 – 4.6 ac min (Rural Residential)

*Unanimously 4:0*

Owner/Applicant: Black Oak Development P.O. Box 1146 Cedar Ridge  
95924 (530) 477-5333

**Planner – Leah Rosasco (530) 745-3091**

**Engineering & Surveying – Phil Frantz (530) 745-7584**

**Environmental Health - Dana Wiyninger (530)745-2300**

**3) 10:20 AM**

*Approved Final  
Map modification  
and Variance with  
recommended  
conditions*

*Unanimously 4:0*

**CHAMBERLANDS/MAUPIN – MAP MODIFICATION/VARIANCE  
(PSM20060958)**

Consider a request from Shelton and Associates, on behalf of Cliff and Michelle Maupin, for the approval of a Final Map modification for a reduction to the front setback from required 20 feet to requested 11 feet, allowing for the expansion of the existing second story deck and a new staircase.

Project Location: 6125 Chamberland Drive at intersection with Flicker Avenue, in the Tahoma area within the Tahoe Basin.

APN: 098-060-028

Total Acreage: 20,619 square feet

Zoning: PAS 156 (Residential)

MAC Area: West Shore Community Plan

Applicant: Shelton & Associates, David Shelton PO Box 6356 Tahoe City CA 96145 (530) 583-2805

Owner: Cliff Maupin, 1291 Brookside Dr, Danville CA 94526 (530) 838-7675

**Planner – Steve Buelna (530) 581-6285**

**Engineering & Surveying – Sharon Boswell (530) 745-7508**

**Environmental Health - Dana Wiyninger (530)745-2300**

**4) 10:30 AM**

*Recommend BOS  
approve the  
General Plan  
Amendment and  
Rezone*

*Unanimously 4:0*

**GENERAL PLAN AMENDMENT/REZONE - PAITICH (PGPA T20050792)  
MITIGATED NEGATIVE DECLARATION**

Consider a request from Ron and Barbara Paitich to consider a General Plan Amendment to change the General Plan land use designation from Agriculture 10 acre minimum to Rural Residential 1 to 10 acre minimum and a re-zoning to change the current zoning from F-10 (Farm 10 acre minimum parcel size) to F-4.6 (Farm 4.6 acre minimum parcel size.) The property (APN 026-410-013-510) is located off Bell Road between Cramer Road and Lone Star Road, directly across from Ranch Road, north of the City of Auburn. A Mitigated Negative Declaration has been prepared for this project. The Planning Commission will forward a recommendation to the Board of Supervisors.

Project Location: 5841 Bell Road, Auburn

APN: 026-410-013-510

Total Acreage: 10 acres

Zoning: F-B-X-10 ac min (Farm 10 acre building sites)

Community Plan Area: Placer County General Plan

MAC Area: North Auburn

Applicant /Owner: Ron & Barbara Paitich (530) 269-2966

**Planner – George Rosasco (530) 745-3065**

**Engineering & Surveying – Janelle Fortner (530) 745-7568**

**Environmental Health – Dana Wiyninger (530)745-2300**

**5) 10:50 AM**

*Approved Tentative  
Parcel Map &*

**SYNERGY SPORTS CENTER (PCPAT20060957)  
MINOR LAND SUBDIVISION/CONDITIONAL USE PERMIT**

Consider a request from Synergy Sports Center to convert an existing

Conditional Use  
Permit. Modified  
condition 1 and  
deleted Advisory  
Comment listed as  
Condition #5

Unanimously  
4:0

commercial building with three tenant spaces into a condominium project with three separate parcels and one common area. The proposed project is exempt from environmental review pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act.

Project Location: 1090 Tinker Road, Rocklin

APN: 017-300-072

Total Acreage:

Zoning: INP-Dc (Industrial Park, Combining Design Scenic Corridor)

Community Plan Area:

MAC Area:

Applicant: Center Court Sports 1090 Tinker Road, Rocklin CA 916-543-4433

Owner: Tcherkoyan Gregory N TTEE 1911 Douglas Boulevard, Ste 85-341  
Roseville

**Planner – Lisa Carnahan (530) 745-3067**

**Engineering & Surveying – Janelle Fortner (530) 745-7568**

**Environmental Health – Dana Wiyninger (530)745-2300**

## **6) 11:05 AM**

Continued to March  
8<sup>th</sup>, 2007 @ 11:00  
am

Unanimously  
4:0

**{March 8<sup>th</sup> hearing  
has been  
cancelled this  
item will be  
renoticed when  
scheduled}**

## **THIRD-PARTY APPEAL OF ZONING ADMINISTRATOR APPROVAL OF A VARIANCE TO FENCE HEIGHT – CHRISTY SHAMBLIN (PVAA T2005 0904)**

Consider a third-party appeal of a Zoning Administrator approval of a Variance to allow for an increased height of a fence.

Project Location: 9352 Troy Way; cross street Lou Place off Auburn-Folsom Road.

Total Acreage: 1.2 acres

Zoning: Rural Low Density .9-2.3 acres

Community Plan Area: Granite Bay Community Plan

MAC Area: Granite Bay

Applicant: Christy Shamblin, 4120 Douglas Boulevard #306-524 Granite Bay  
CA 95746 (916) 771-4886

Owner: Wayne & Judy Shamblin

**Planner – Leah Rosasco (530) 745-3091**

**Engineering & Surveying – Sharon Boswell (530) 745-7508**

**Environmental Health - Dana Wiyninger (530)745-2300**